

LDWSF
12.2.1.92 v1
12.3.93 v1

PARCEL NUMBER
2843800060

No record in KCdb 6/22/06





"A Tradition
of Excellence"

STEWART TITLE COMPANY of Washington, Inc.

THIS SPACE PROVIDED FOR RECORDER'S USE

FILED FOR RECORD AT REQUEST OF

STEWART TITLE COMPANY OF WASHINGTON, INC.

1201 Third Avenue Suite 3800

Seattle, Washington 98101-3055

File for Record at the Request of

[Signature]
King County Office of Open Space

WHEN RECORDED RETURN TO

Name KING COUNTY

506 2ND AVE., STE 1621

Address 506 2ND AVE., STE 1621

City, State, Zip SEATTLE, WA. 98104

Statutory Warranty Deed

THE GRANTOR GREGORY A. CHERIN and JANICE R. CHERIN, husband and wife

for and in consideration of ONE HUNDRED THIRTY FIVE THOUSAND AND 00/100TH DOLLARS
(\$135,000.00)

in hand paid, conveys and warrants to KING COUNTY, a political subdivision of the
State of Washington

the following described real estate, situated in the County of KING

, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED
HEREIN

SUBJECT TO:

EXHIBIT "B" HERETO ATTACHED AND BY THIS REFERENCE INCORPORATED
HEREIN

"THIS DEED IS GIVEN UNDER THE THREAT OF AND IN LIEU OF EMINENT
DOMAIN. THE INTEREST OF THE GRANTEE AS CONVEYED HEREIN IS SUBJECT
TO THE PROVISIONS OF KING COUNTY ORDINANCE NO. 9071."

9310010977

Dated September 13, 1993

[Signature]
GREGORY A. CHERIN

[Signature]
JANICE R. CHERIN

STATE OF WASHINGTON,)
County of KING) ss.

STATE OF WASHINGTON,)
County of _____) ss.

I hereby certify that I know or have satisfactory evidence that

GREGORY A. CHERIN & JANICE R. CHERIN
is the person(s) who appeared before me.

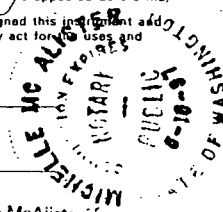
and said person(s) acknowledged that (he, she, they) signed this instrument and
acknowledged it to be (his, her, their) free and voluntary act for the uses and
purposes mentioned in this instrument.

Dated: 9/30/93

[Signature]
Notary Public in and for the State of Washington,

residing at Seattle Michelle McAister

My appointment expires 5/15/97



I certify that I know or have satisfactory evidence that

_____ is the person(s) who appeared before
me, and said person(s) acknowledged that (he, she, they) signed this instrument, on

oath-stated that _____ authorized to execute
the instrument and acknowledged it as the _____

of _____ to be the free and voluntary act
of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington,

residing at _____

My appointment expires _____

EXHIBIT "A"

Tract 12, Gordon's Addition No. 2, according to the plat thereof recorded in Volume 36 of Plats, page 42, in King County, Washington.

TOGETHER WITH that portion of the southeast quarter of the southwest quarter of the southeast quarter of Section 4, Township 23 North, Range 4 East, W.M., in King County, Washington, lying westerly of the Duwamish River adjacent to said Tract 12.

EXHIBIT "B":

1. RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

RECORDED: October 18, 1940
RECORDING NUMBER: 3127178

2. RELEASE OF OBLIGATIONS, INCLUDING THE TERMS AND CONDITIONS THEREOF:

GRANTED TO: City of Seattle
RECORDED: August 4, 1986
RECORDING NUMBER: 8608040915

3. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

4. RESTRICTIONS CONTAINED IN SAID PLAT AS FOLLOWS:

All lots or parcels are restricted to residence use (R-1 as defined by King County Planning Commission) and not lot shall be divided in any manner whereby the ownership of any portion of this plat shall be less than 6,000 square feet nor less than 50 feet in width.

5. Any question that may arise due to shifting and changing in course of Duwamish River.

6. Right of the state of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Duwamish River.

7. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now or has been formerly covered by water.

8. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

9. Right, title and interest of the State of Washington for that portion, formerly lying within the Duwamish River, adjacent to Tract 12.

QC 66

STEWART TITLE COMPANY
OF WASHINGTON, INC.
1201 Third Avenue, Suite 3800
Seattle, Washington 98101
ROBERT L. LUDLOW, Senior Title Officer
MIKE SHARKEY, Senior Title Officer
LINDA LAMSON, Title Technician
Unit No. 12
FAX Number 206-343-1330
Telephone Number 206-343-1327

JUN 16 1994

KING COUNTY
OPEN SPACE

King County Office of Open Space
506 - 2nd Avenue, Suite 1621
Seattle, Washington 98101
Attention: Neil
Customer Ref: Duwamish pocket park

Order No.: 250954

PROPERTY HISTORY REPORT

Amount \$344.00
Tax \$ 28.21

Effective Date: June 8, 1994, at 8:00 a.m.

A. Name of Assured:

KING COUNTY OFFICE OF OPEN SPACE

B. The land referred to in this report is situate in the county of King, state of Washington, and described as follows:

Tract 12, Gordon's Addition No. 2, according to the plat thereof recorded in Volume 36 of Plats, page 42, in King County, Washington;

TOGETHER WITH that portion of the southeast quarter of the southwest quarter of the southeast quarter of Section 4, Township 23 North, Range 4 East, W.M., in King County, Washington, lying westerly of the Duwamish River adjacent to said Tract 12.

C. Stewart Title Company of Washington, Inc. certifies that an examination of the public records of King County, Washington discloses the following deeds, real estate contracts, leases, and/or memoranda thereof describing the land referred to in this report recorded during the period beginning June 8, 1944 and ending on the effective date above.

The public records are those records established under state statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers of value and without knowledge.

PROPERTY HISTORY DOCUMENT LIST

1. TYPE OF DOCUMENT: Deed
DATED: October 8, 1931
RECORDING NUMBER: 2694546

FIRST PARTY: Frank H. Paul and Rose May Paul,
husband and wife

SECOND PARTY: Harry C. Gordon

AFFECTS: Said premises and other property
2. TYPE OF DOCUMENT: Lease
DATED: January 15, 1945
RECORDING NUMBER: 3441105

FIRST PARTY: Addie M. Dunn

SECOND PARTY: Dominic Verdi and Pat Verdi, his son

We are unable to determine the property affected by said instrument
due to an incomplete legal description.
3. TYPE OF DOCUMENT: Deed
DATED: November 17, 1941
RECORDING NUMBER: 3206901

FIRST PARTY: Ethel Gordon Reynolds, as her
separate estate

SECOND PARTY: Wyatt D. Hull, a bachelor

AFFECTS: Tract 12
4. TYPE OF DOCUMENT: Deed
DATED: June 7, 1943
RECORDING NUMBER: 3319482

FIRST PARTY: Wyatt D. Hull and Geneve M. Hull,
husband and wife

SECOND PARTY: L. Finkelstein and Clare Finkelstein,
husband and wife

AFFECTS: Tract 12

(continued)

9. TYPE OF DOCUMENT: Statutory Warranty Deed
DATED: August 12, 1975
RECORDING NUMBER: 7508260351

FIRST PARTY: Patricia K. Milburn, formerly
Patricia K. Cox, as her separate
estate

SECOND PARTY: Gene M. Keyton, an unmarried man

AFFECTS: Tract 12
10. TYPE OF DOCUMENT: Statutory Warranty Deed
DATED: July 18, 1990
RECORDING NUMBER: 9007270668

FIRST PARTY: Gene M. Keyton, an unmarried person

SECOND PARTY: Gregory A. Cherin and Janice R.
Cherin, husband and wife

AFFECTS: The subject premises
11. TYPE OF DOCUMENT: Statutory Warranty Deed
DATED: September 13, 1993
RECORDING NUMBER: 9310010977

FIRST PARTY: Gregory A. Cherin and Janice R.
Cherin, husband and wife

SECOND PARTY: King County, a political subdivision
of the State of Washington

AFFECTS: The subject premises

END OF REPORT

Title to this property was examined by:

Diana CardenasAny inquiries should be directed to one of the title officers set forth
in Schedule A.

DL/dh/6823N

Standard Coverage

STEWART TITLE GUARANTY COMPANY
A.L.T.A. OWNER'S POLICY

SCHEDULE A

Order No.: 123519

Policy No.: 9993-90970

Policy Date: October 1, 1993
at 10:06 a.m.

Policy Amount: \$135,000.00

1. Name of Insured:

KING COUNTY, a political subdivision of the State of Washington

2. The estate or interest in the land described herein and which is covered by this Policy is:

FEE SIMPLE

3. The estate or interest referred to herein is at date of Policy vested in:

KING COUNTY, a political subdivision of the State of Washington

4. The land referred to in this Policy is described as follows:

Tract 12, Gordon's Addition No. 2, according to the plat thereof recorded in Volume 36 of Plats, page 42, in King County, Washington.

TOGETHER WITH that portion of the southeast quarter of the southwest quarter of the southeast quarter of Section 4, Township 23 North, Range 4 East, W.M., in King County, Washington, lying westerly of the Duwamish River adjacent to said Tract 12.

END OF SCHEDULE A

Standard Coverage

STEWART TITLE GUARANTY COMPANY
A.L.T.A. OWNER'S POLICY

SCHEDULE B

Policy No.: 9993-90970

This policy does not insure against loss or damage by reason of the following:

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public record.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records, or liens under the Workmen's Compensation Act not shown by the public records.
5. Any title or rights asserted by anyone including but not limited to persons corporations, governments or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or sound, or lands beyond the line of the harbor lines as established or changed by the United States Government.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. Any service, installation, connection, maintenance, capacity, or construction charges for sewer, water, electricity or garbage removal.
9. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes.

SPECIAL EXCEPTIONS:

As on Schedule B, attached.

(continued)

A.L.T.A. OWNER'S POLICY

SCHEDULE B

Page 2

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9. Right, title and interest of the State of Washington for that portion, formerly lying within the Duwamish River, adjacent to Tract 12.

END OF SCHEDULE B